

Topsfield Conservation Commission
Minutes of Wednesday, February 27, 2013
Topsfield Library Meeting Room

Present: Commissioners Mark Erickson (Chair), Jennie Merrill (Vice-Chair), Holger Luther, Cheryl Jolley, and Jim Carroll; Administrator Lana Spillman; Minutes Secretary Debbie Rogers; Selectman Liaison Dick Gandt.

Absent: Jim MacDougall

The meeting was called to order at 7:06 PM with a quorum present.

HEARINGS:

RDA #2013-02: 50 Prospect Street, (Map 48, Lot 012), Carroll

Present: Greg Carroll, Property Owner, 50 Prospect Street

A Public Hearing was held to consider the RDA for tree removal in Buffer Zone at 50 Prospect Street. Carroll provided proof of abutter notifications at the meeting. He explained how during the recent storm, some trees came down and were removed under the Emergency Certification TCC issued previously. He would like to remove some additional trees for safety reasons, including damaged, uprooted, and leaning trees in the Buffer Zone area, and one tree in the BVW. The trees behind the house will likely be taken down using a chipper and the chips would be blown into the woods. The stumps would remain and the leftover hardwood will be removed. The tree in the wetland would be removed entirely, including the root system.

Luther made a motion to close the hearing. Merrill seconded the motion and it passed unanimously.

Luther made a motion to issue a Negative Determination of Applicability with the usual conditions. Merrill seconded and the motion passed unanimously.

RDA #2013-03: 32 Lockwood Lane, (Map 30, Lot 002), Richardson/H.L. Graham Assoc.

Present: Gerard McDonald – H.L. Graham Associates, Inc. – Representing Carol Richardson

A Public Hearing was held to consider the RDA for a septic system repair in Riverfront Area at 32 Lockwood Lane. McDonald explained how the new septic system would be in Riverfront Area, with Windsor Soil. The plumbing would be rerouted to the front of the house and it would be a gravity leaching system. The existing system in the rear of the house would be abandoned under the usual procedures.

Luther made a motion to close the hearing and Merrill seconded. The motion passed unanimously.

Luther made a motion to issue a Negative Determination of Applicability with the usual conditions based on the Septic System Repair Plan prepared for Richardson, dated January 30, 2013, subject to the usual conditions. Merrill seconded and the motion passed unanimously.

OTHER:

224 Boston Street, (Map 49, Lot 042), Proposed Activities – Discussion

Present: Charles Levesque, Owner MBD Motors; and John Meinelt, Double J Landscaping

There was discussion on a proposal to park landscape vehicles at MBD Motors at 224 Boston Street. The property is located in Floodplain, Buffer Zone, and Riverfront Area, at the convergence of Cleaveland and School Brooks. Potential issues were discussed, including

concerns about the environmental impact of Double J Landscaping adding vehicles and equipment onto the same lot as MBD Motors. The property is bordered by the Rail Trail. Double J Landscaping would like to rent land on the south side of the property and store landscaping equipment in trailers or containers. The TCC would like a map of the property showing where the trailers would be parked, and a plan explaining the effort to protect the brook. Crushed stone was recommended for the surface to provide some infiltration into the ground and help shield whatever might come off the vehicles and to protect the water. TCC determined that a NoI would be the appropriate application. The plan should include informing employees of where to park and how things will be converted on the property. It was recommended that easements be discussed with the electric company and Mass DoT should be contacted. Administrator Spillman would assist with the paperwork.

OoC 307-0695, 224A & 230 Boston Street, (Map 49, Lots 043 & 045), National Grid/AECOM Environment – Minor Plan Modifications

The TCC is awaiting details on some proposed minor revisions to the original plan. Modifications are being worked on and the revisions are expected to be submitted for review soon.

362 Boston Street, (Map 26, Lot 001), Proposed Activities and Anticipated NoI – Discussion

The property owner would like to donate the land to the Town of Topsfield. Gandt explained how it is being offered as Conservation Land. The existing structures, including the fence, will be removed. The owner has asked to reserve an area on the corner of the lot for a sign. A NoI will be required for the demolition as the property is in Buffer Zone and Riverfront Area. The TCC will waive the Bylaw fees. The added value of this gift to the Town as Conservation Land includes the fact that it protects the surrounding Wetlands. A maintenance plan was discussed, and would likely include grass in the front area. The TCC is grateful for the donation and is appreciative of its value to the Town of Topsfield in protecting the environment.

Revisions to Topsfield Wetlands Bylaw Regulations – Discussion

Revisions continue to be reviewed and edited. Luther will circulate his revision of the first draft.

Greenscapes – Update

Pet waste cards were delivered to TCC and offered to two local veterinarian offices last week. The cards are sturdy and are a source of interesting facts and information for pet owners. A student project on collecting facts and figures related to pet waste was discussed. Jolley will contact the school to see if there is interest in a project on pet waste pollution.

MEETING MINUTES:

A motion was made by Luther to accept the meeting minutes from **January 23, 2013** as amended. Jolley seconded the motion and it passed unanimously.

ADMINISTRATOR'S REPORT:

Updates – Current Projects

270 Boston Street -- Amended EO Issued Last Week.

Spillman received the signed letter and issued the Amended EO for 270 Boston Street.

Student Intern for the Summer

An intern project consisting of mapping conservation lots in Topsfield was discussed. The maps could identify entrances and walking trails. Parking is an issue in many areas. The goal would be to eventually have a printed map of each lot available for residents. There are many Conservation areas in Town, and residents may not be aware of the opportunity to visit. Maps could include information on trails, trees, parking, vegetation, and nearby landmarks. Maps would make it easier to locate these areas and identify what each Conservation lot has to offer. Luther made a motion to agree to spend up to \$600 for a summer intern, to be paid from the Bylaw Revolving Fund. The motion was seconded by Carroll and passed unanimously.

CoCs project

The TCC office received a nearly fifty percent response to the recently mailed letter concerning CoCs that remain open. Many owners did not realize they had to go to the Registry and record the CoC to release the OoC and finalize the matter. Spillman met with the library and learned they will likely be ready within a month to apply to the State and the Town for CoCs.

MACC ANNUAL CONFERENCE – this Saturday, March 2

Spillman and Jolley will be attending the MACC Annual Conference on March 2.

ADJOURNMENT:

A motion was made by Luther at 8:34 PM to adjourn the meeting. It was seconded by Jolley and passed unanimously.

Respectfully submitted,

Debbie Rogers
Minutes Secretary

Accepted at the TCC meeting on March 13, 2013

<p>Pursuant to the 'Open Meeting Law,' G.L. 39, § 23B, the approval of these minutes by the Commission constitutes a certification of the date, time and place of the meeting, the members present and absent, and the actions taken at the meeting. Any other description of statements made by any person, or the summary of the discussion of any matter, is included for the purpose of context only, and no certification, express or implied, is made by the Commission as to the completeness or accuracy of such statements.</p>
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